

**SNAPSHOT of HOME Program Performance--As of 03/31/09**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Spartanburg County

State: SC

PJ's Total HOME Allocation Received: \$3,426,863

PJ's Size Grouping\*: C

PJ Since (FY): 2003

| Category   | PJ       | State Average | State Rank       | Nat'l Average | Nat'l Ranking (Percentile):** |         |         |
|--|----------|---------------|------------------|---------------|-------------------------------|---------|---------|
|  |          |               |                  |               | Group                         | C       | Overall |
| <b>Program Progress:</b>   |          |               | PJs in State: 10 |               |                               |         |         |
| % of Funds Committed   | 86.24 %  | 94.76 %       | 9                | 91.92 %       | 17                            | 14      |         |
| % of Funds Disbursed   | 51.72 %  | 81.87 %       | 8                | 82.65 %       | 3                             | 2       |         |
| Leveraging Ratio for Rental Activities                           | 0.36     | 6.18          | 6                | 4.67          | 10                            | 8       |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 89.08 %       | 1                | 81.09 %       | 100                           | 100     |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 0.00 %   | 65.23 %       | 8                | 68.72 %       | 0                             | 0       |         |
| <b>Low-Income Benefit:</b>                                       |          |               |                  |               |                               |         |         |
| % of 0-50% AMI Renters to All Renters                            | 78.57 %  | 82.88 %       | 6                | 79.93 %       | 32                            | 33      |         |
| % of 0-30% AMI Renters to All Renters***                         | 50.00 %  | 33.96 %       | 4                | 44.94 %       | 56                            | 59      |         |
| <b>Lease-Up:</b>   |          |               |                  |               |                               |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 85.71 %  | 94.77 %       | 8                | 94.87 %       | 13                            | 11      |         |
| <b>Overall Ranking:</b>  |          |               | In State: 8 / 10 |               | Nationally: 13 9              |         |         |
| <b>HOME Cost Per Unit and Number of Completed Units:</b>         |          |               |                  |               |                               |         |         |
| Rental Unit  | \$26,720 | \$13,337      |                  | \$25,717      | 14 Units                      | 43.80 % |         |
| Homebuyer Unit   | \$5,522  | \$33,465      |                  | \$14,669      | 18 Units                      | 56.30 % |         |
| Homeowner-Rehab Unit   | \$0      | \$21,120      |                  | \$20,391      | 0 Units                       | 0.00 %  |         |
| TBRA Unit  | \$0      | \$548         |                  | \$3,201       | 0 Units                       | 0.00 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spartanburg County SC

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental   | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| <b>PJ:</b>         | \$36,210 | \$100,936 | \$0       |
| <b>State:*</b>     | \$76,165 | \$9,739   | \$22,592  |
| <b>National:**</b> | \$91,120 | \$73,223  | \$23,149  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 0.0 %  
**National Avg:** 1.1 %

**R.S. Means Cost Index:** 0.81

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%  | TBRA<br>%   |  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%  | TBRA<br>%   |
|--|--|--|---|---|--|--|--|---|---|
| <b>RACE:</b>                             |  |  |   |   | <b>HOUSEHOLD TYPE:</b>   |  |  |   |   |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">8.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Single/Non-Elderly:  | <span style="border: 1px solid black; padding: 2px;">33.3</span> | <span style="border: 1px solid black; padding: 2px;">29.4</span>             | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">91.7</span> | <span style="border: 1px solid black; padding: 2px;">88.2</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Elderly:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>              | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Single Parent:   | <span style="border: 1px solid black; padding: 2px;">66.7</span> | <span style="border: 1px solid black; padding: 2px;">58.8</span>             | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Related/Two Parent:  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">5.9</span>              | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">5.9</span>              | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| <b>ETHNICITY:</b>                        |  |  |   |   |  |  |  |   |   |
| Hispanic                                 | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">11.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| <b>HOUSEHOLD SIZE:</b>                   |  |  |   |   | <b>SUPPLEMENTAL RENTAL ASSISTANCE:</b>                               |  |  |   |   |
| 1 Person:                                | <span style="border: 1px solid black; padding: 2px;">33.3</span> | <span style="border: 1px solid black; padding: 2px;">23.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Section 8:   | <span style="border: 1px solid black; padding: 2px;">16.7</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |   |   |
| 2 Persons:                               | <span style="border: 1px solid black; padding: 2px;">16.7</span> | <span style="border: 1px solid black; padding: 2px;">35.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | HOME TBRA:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |   |   |
| 3 Persons:                               | <span style="border: 1px solid black; padding: 2px;">33.3</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | Other:   | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |   |   |
| 4 Persons:                               | <span style="border: 1px solid black; padding: 2px;">16.7</span> | <span style="border: 1px solid black; padding: 2px;">23.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | No Assistance:   | <span style="border: 1px solid black; padding: 2px;">83.3</span> |  |   |   |
| 5 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">5.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| 6 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">11.8</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| 7 Persons:                               | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
| 8 or more Persons:                       | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span> |  |  |  |   |   |
|  |  |  |   |   | <b># of Section 504 Compliant Units / Completed Units Since 2001</b> |  | <span style="border: 1px solid black; padding: 2px;">1</span>                |   |   |

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spartanburg County

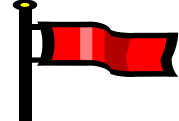
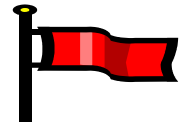
State: SC

Group Rank: 13  
(Percentile)

State Rank: 8 / 10 PJs

Overall Rank: 9  
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG  |
|-------------------------------------|---|------------|------------|---|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84%   | 100        |   |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 47.80%   | 0          |    |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 78.57      |   |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 90.38%   | 85.71      |  |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 3.360    | 3.06       |   |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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